

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

Impact Analysis Report

OVERVIEW

The Planning, Building and Code Enforcement (PBCE) Department administers a variety of fees and charges related to processing development permit applications; ensuring construction in San José is safe and substantially conforms to applicable building codes and regulations; ensuring the safety of multi-family housing units; providing solid waste enforcement; and other code enforcement and blight reduction programs.

It is estimated that the proposed Planning, Building and Code Enforcement Department fees and charges program for 2007-2008, excluding use of fee reserves, penalties and interest, will raise revenues of \$38,225,614, reflecting a cost-recovery rate of 92.6%. This proposed cost-recovery level represents a decrease from the 2006-2007 adopted level of 95.3%.

A 4.3% increase is proposed for Code Enforcement's Multiple Housing Occupancy Fee and an 8.7% increase is proposed for the Solid Waste Enforcement Fee to bring these programs to full cost-recovery.

Development activity in terms of Planning permit applications, Building permits, plan reviews, and inspection activity has remained relatively constant since the tremendous development boom of the 1990s ended in 2000-2001. There has, however, been a significant shift away from commercial and industrial construction activity (where valuations are higher relative to corresponding service demand) toward residential construction activity. After several years of decline, commercial and industrial activity increased in 2006-2007 and is expected to stabilize at a relatively low level in 2007-2008. Some

slowdown in the volume of residential activity occurred in 2006-2007, but staff anticipates relative stability in the local market based upon the momentum of development in process as well as the ongoing shortage of supply in Santa Clara County.

Development industry support for limited fee increases has been the result of a dialogue between the City's development service partners (Planning, Building, Public Works and Fire) and development industry groups that began in 2002. The discussions focused on finding an acceptable balance point on the fee/service level continuum. For the most part, development industry groups supported the fee increases because the impact on performance of not doing so would have been more costly.

With little revenue growth and cost increases, Planning and Building have projected cost-recovery shortfalls for 2007-2008 of 16.5% and 11.5% respectively, with a combined 2007-2008 base budget shortfall totaling approximately \$3.7 million. The primary drivers for projected cost increases are salary and overhead increases, retirement contributions, fringe benefits (primarily health insurance costs), and office space. Ninety percent of the development partners' budget is personnel related. Therefore, to balance the budget and meet agreed upon service targets, the development partners will continue to rely upon a mix of fee increases, staff adjustments, work process efficiencies, and use of reserves (if available) in 2007-2008. The 2007-2008 Proposed Operating Budget as represented in this Fees and Charges Report recommends 5% fee increases for the Building Fee Program and an 8% fee increase for the Planning Fee Program.

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

In July 2003, the Building Division implemented a new fee structure for residential projects. The fee structure is based on the time it normally takes to deliver service for that project type. The new methodology has two components: 1) An initial fee assessment based on the average service time invested in the particular product type; and 2) the establishment of a new time tracking system that limits service to the amount paid for by the initial fee until additional time is purchased. The long-standing valuation-based method of calculating permit and plan check fees was determined to be less precise than a time-based cost of providing service methodology. The Fire Department implemented both components of this new methodology in August 2005. In 2006-2007, Building implemented the time-based fee structure for commercial and industrial projects establishing a consistent time-based methodology for all Building and Fire fees. Extending the time-based fee methodology as a pilot in the Planning Environmental Review program is recommended in this Fees and Charges Report. This pilot will then be expanded to the remainder of the Planning Fee Program and the Public Works Fee Program beginning in 2008-2009.

Implementation of the new time-based fee methodology has had many benefits including more accurately allocating the cost of service to each project. Requests for inspection stops have declined, inspection time per stop has declined, and the percent of inspections requested that are actually ready for inspection has greatly increased. As a result, inspector productivity and efficiency has increased. For the customer, this means City staff is more likely to be able to respond to their request in a timely manner. Additionally, many

customers realized that the new methodology would save them money if they submitted complete and higher quality plan sets. For many of the larger commercial and industrial projects, the expansion of the new fee methodology will generate a lower initial fee than was calculated on the valuation basis. In these cases, the lower initial fee will offset all or part of the impact of the proposed increase in staff hourly rates.

In preparing resource and fee proposals for 2007-2008, staff met with the San José Silicon Valley Chamber of Commerce's Development Committee, which has served as an advisory panel to the City's development service partners. Staff also provided information and sought feedback from a number of other industry groups representing home builders, office park developers, architects, and the remodel industry. Development services staff also received feedback from individual customers through the first annual scientific Customer Satisfaction Survey. The messages gleaned from the feedback from these groups were that improvements need to be made in four areas: communication, consistency, accountability, and timeliness.

Work Plan: In response to customer outreach and the results of the Customer Satisfaction Survey, the development service partners will focus upon the following goals in their 2007-2008 work plan: 1) streamlining processes and systems; 2) organizing services to better serve customers; and 3) keeping the development fee programs sustainable for the future.

Certainty for the customer includes fee certainty (not being surprised by unexpected costs) and quality services provided within an agreed upon time frame. A crucial step in providing certainty to customers is achieving financial stability for the fee programs through a cost recovery fee structure. Financial

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

stability allows the City to staff to the activity level and maintain a safety valve of scaleable resources such as overtime, contractual plan check services, and the utilization of retirees to meet demand spikes quickly without impacting quality.

The Building and Planning Divisions are currently looking at reorganizing service delivery to bring together teams of employees that focus on specific customer groups to reduce the number of “hand offs” and better meet their specific needs. Scientific surveys will also be developed to identify the specific needs and assess the satisfaction level of different customer groups. While Building is leading this reorganization effort, all development services staff will be involved to ensure that service is focused to the specific needs of the customer.

Improving the customer experience involves a wide range of efforts, including improving the development services web presence and expanding the services provided online, customer friendly physical improvements in the Development Services Center, and keeping customers updated and managing their expectations through outreach and Department communications. The most important factor, however, is ensuring that each employee understands and follows the Customer Service Policy in interactions with customers.

Planning Fee Program

The Planning Fee Program administers a variety of fees and charges related to processing development permit applications. Projected revenue for 2007-2008 is \$6,264,000, which is \$67,000 below the 2006-2007 adopted level.

A 2007-2008 base shortfall of \$957,000 and the addition of modest strategic support resources totaling \$25,000 are covered by \$464,000 in revenue from the proposed 8% fee increase and the combination of staff reductions and reallocation of staff from the Planning Fee Program to the Building Fee Program totaling \$518,000. This proposed package would bring the Planning Fee Program up to 100% cost-recovery.

Because Planning land use applications vary greatly in size, and one large or controversial project can easily stretch staff resources beyond the level supported by the current fixed fee for service structure, staff currently is moving to a time-based fee methodology that would require applicants to pay a fee deposit based on an informed estimate of the cost (similar to Building’s new fee methodology) and have Planning staff draw from those funds through the application of an hourly rate. This approach may provide a better way for the Program to adjust to major changes in activity levels by providing a direct connection between fees and costs for each individual project. The Planning Environmental Review Program will pilot the new time-based fee methodology in 2007-2008. It is anticipated that this methodology will be expanded to the rest of the fee program beginning in 2008-2009.

General Plan Update

State legislation authorizes cities to place a surcharge on development permits to fund updates of their General Plan. Accordingly, a 1.25% surcharge to be applied to all Entitlement

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

General Plan Update (Cont'd.)

and Building permit fees was approved by Council in 2004-2005. Formal initiation of the General Plan Update process will be considered by City Council in June 2007. Once underway the General Plan Update will take two to three years to complete. The fee is anticipated to generate \$200,000 per year to fund the non-personal/equipment and consultant costs of the General Plan Update process. Additional funding from the General Fund is proposed for four positions in Planning, Building and Code Enforcement and funds to support staff in several other departments are proposed in 2007-2008.

Building Fee Program

The Building Fee Program has been in better financial health than the Planning Fee Program due to completion of the transition to a time-based fee methodology. While applicants who require more service than average may not see a cost reduction, they still only pay for the actual processing time their project consumes. Staff has received positive feedback from the development community in discussions about these changes – particularly about the basic equity of this approach.

In the 2007-2008 Proposed Budget, one-time funding is proposed for a number of strategic support items such as code books, telephone system upgrades, replacement computers and vehicles, and workflow processing consultant services. Additionally, temporary staffing resources are proposed to enable staff to be pulled from customer service to train on the new International Building Code (IBC) expected to be implemented in January 2008. This temporary staffing is also anticipated to be needed to respond to the large number of

customer queries resulting from the major overhaul of the Building Code.

In summary, the proposed 2007-2008 Building Fee Program budget package closes an almost \$2.8 million revenue-to-cost gap and covers \$1.5 million in additional resources (87% is one-time) with a 5% fee increase that generates \$1.2 million in additional revenue and the use of \$3.1 million from the Building Fee Reserve. This proposed package would leave the Building Fee Program at 89% cost recovery for the fees and 100% cost recovery when considering revenues and the use of reserves.

It is anticipated that the use of reserves for 2007-2008 will leave the Building Fee Reserve at approximately \$8.1 million. If the development community supports a multi-year phase-in plan to cost recovery, use of reserve funds, in decreasing amounts, would again be required through 2008-2009, and 2009-2010 before full cost recovery would be reached in 2010-2011.

While City Council policy and the funding realities facing local government do inevitably require the City to pass on service cost increases to development customers through higher fees, the Building Fee Program has actively pursued operational efficiencies and looked to improve services provided so that applicants receive good value for their money. Examples of customer service and cost containment improvements already implemented or underway include: tailoring services to different customer segments and a pilot to assign plan check engineers to each major project to be the single point of contact and designating the building inspector as the inspector of record on major projects where multiple inspectors review the

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

Building Fee Program (Cont'd.)

same project to improve consistency and to enhance the development partners' ability to speak with one voice.

The importance for the development fee program partners – Planning, Building, Public Works and Fire – of gaining fiscal stability through cost-recovery fees cannot be over-emphasized. So much of staff's ability to meet processing targets, do quality review work, provide excellent customers service, and work on process improvements depends on the ability to staff to the activity level. That in turn depends on achieving full cost recovery. Development services management has established open communication with development industry groups and will continue to work with them on fee and service level issues.

Code Enforcement Fee Programs

The Code Enforcement Division collects fees for multiple housing permits, solid waste enforcement, neglected/vacant building registration, landfill closure and post closures, auto dismantler permits, the abandoned shopping cart program, and off-sale alcohol enforcement. For 2007-2008, a 4.3% increase for the Multiple Housing Occupancy Fee is recommended along with a few small volume fee adjustments related to multiple housing inspections and property transfers. The Multiple Housing Occupancy fee adjustment will allow the program to remain at a full cost-recovery level. However, a projected 3% increase in housing units in 2007-2008 combined with additional inventory in 2006-2007 will increase the cycle time to inspect every property within six years to almost six and a half years.

Fee increases are also proposed for the Neglected/Vacant House Registration Fee (increase of 3%), the Auto Dismantler Permit Fee (increase of less than 1%), and the Solid Waste Enforcement Fee (increase of 8.7%). The Solid Waste Enforcement Fee has not been increased since 2004-2005. The Off-Sale Alcohol Inspection Program also have fee increases recommended for its Permit, Permit Reinstatement, Reinspection and Transfer fees in order for the program to remain at full cost recovery level.

There are no changes proposed to the abandoned shopping cart fees for 2007-2008.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Existing Fees

Fees for a number of programs in the Planning, Building and Code Enforcement Department are recommended to be adjusted to maintain full cost recovery per City Council policy. A discussion of the major fee revisions is also provided in the 2007-2008 Proposed Operating Budget document. This can be found in the Community and Economic Development CSA section beginning on page VII-31 and in the General Fund Revenue Estimates section on pages VI-15 and VI-24. A complete list of proposed fee revisions by service is located in the summary of proposed fee changes section of this document and in the tables that follow this section.

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS (CONT'D.)

Existing Fees (Cont'd.)

As discussed above, the Building related fees are increasing by a net 5%. These include Sale of Publications and Photocopies; Minimum Fees; Record Retention/Microfilming; Special Inspections and Services; Building Plan Checking; Building, Plumbing, Mechanical and Electrical Permits; Compliance Reports; Rough Framing Fee; Temporary Certificate of Occupancy; Addressing Fee; and Document Research Fee.

In the Planning Fee Program, as discussed above, fees are increasing by a net 8%. These include: Annexations; Conditional Use Permits, Conventional Prezonings/Rezoning; Deficiency Plan Processing and Reuse Fees; Environmental Clearance Program; General Plan Amendments; Hourly Rate for Planning Services without Designated Fee; Liquor License Exception Permit Fee; Miscellaneous Permits/Fees; Planned Development Permits; Planned Development Prezonings/Rezoning; Preliminary Review Fee; Public Information Services; Public Noticing; Record Retention/Microfilming; Sale of Publications and Photocopies; Single Family House Permit; Site Development Permit; Special Use Permit; Street Renaming Fee; Tentative Map; Tree Removal; and Williamson Act.

In the Code Enforcement Program, in order to maintain 100% cost-recovery in 2007-2008, several fees are proposed for increase. They include: Multiple Housing Occupancy Fee Program; Solid Waste Enforcement Fee; Off-Sale Alcohol Inspection Program; Neglected/Vacant House Registration Fee;

Auto Body Repair Shop Permit; Auto Body, Repair and Dismantler Facility Reinspection Fee; and Auto Dismantler Permit Fee.

New Fees

In the Building Fee Program two new fees are recommended to be established in 2007-2008. They include, a Special Handling Plan Review Fee and Express Plan Review Appointment No Show Fee. Special review programs such as the Small Business Ambassador, Special Tenant Improvement Program and Industrial Tool Inspection Program will be charged the same Special Handling Fee of 1.5 times the current plan handling fee. In order to cut down on the number of customers who make appointments and do not keep them for Express Plan Review in the Building Fee Program, a fee of \$191, which represents one hour of plan review, will be charged to applicants who do not show for a scheduled express plan review appointment.

In the Planning Fee Program, an expansion of Appeals to include Protests, is recommended to be established in the amount of \$100 for applicants and non-applicants to protest a zoning permit decision.

Deleted Fees

As discussed above, a new fee, the Special Handling Plan Review Fee, is being established. This new fee will be assessed to special programs that require special handling. As a result, the Special Tenant Improvements Program in Building Plan Checking and Industrial Tool Installation Annual Registration Fee are proposed for elimination.

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

NOTIFICATION

General public notice of the proposed fee changes was provided through published Council hearing dates and a minimum of ten days for public review of 2007-2008 Proposed Fees and Charges Report. Multiple Housing related fees were discussed with the California Apartment Association, Tri-

County Division on April 16, 2007. Solid Waste related fees are scheduled to be discussed with the industry on May 9, 2007. Development services increases were discussed with customers at several public forums throughout March and April.

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
1. Addressing Fee								
1 Addressing Fee	\$214 minimum (2 hrs) additional time costs \$107 per hour		\$228 minimum (2 hrs) additional time costs \$114 per hour					
2. Building Permits								
1 Accessibility Exemption Application	\$182 per application		\$191 per application					
2 Non-Residential	\$178 per inspection hour with initial assessment based on historic data		\$187 per inspection hour with initial assessment based on historic data					
3 Permit Processing Fee - Non- Residential	\$37.50 per first trade and \$27 for each additional trade as minimum or \$107 per hour for extended processing times		\$57 per first trade and \$28.50 for each additional trade as minimum or \$114 per hour for extended processing times					
4 Permit Processing Fee - Residential	\$37.50 per first trade and \$27 for each additional trade as minimum or \$107 per hour for extended processing times		\$57 per first trade and \$28.50 for each additional trade as minimum or \$114 per hour for extended processing times					
5 Reroofing - Non-Residential	\$222.50 for up to two (75 minute) inspections plus \$89 per 1/2 hr each additional inspection		\$233.75 for up to two (75 minute) inspections plus \$93.50 per 1/2 hr each additional inspection					
6 Reroofing - Residential	\$133.50 for up to two inspections plus \$89 per 1/2 hr each additional inspection		\$140.25 for up to two inspections plus \$93.50 per 1/2 hr each additional inspection					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
2. Building Permits								
7 Residential	\$178 per inspection hour with initial assessment based on historic data		\$187 per inspection hour with initial assessment based on historic data					
3. Building Plan Checking								
1 Complexity Base Fees + additional charges for Fire Review	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
2 Complexity Base Fees + additional charges for Flood Zone	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
3 Complexity Base Fees + additional charges for Geohazard Zone	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
4 Complexity Base Fees + additional charges for Historic	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
5 Complexity Base Fees + additional charges for Planning Adjustment Required	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
6 Complexity Base Fees + additional charges for Planning Conformance Review	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
7 Complexity Base Fees + additional charges for Seismic Hazards	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
8 Complexity Base Fees + additional charges for Soils Report	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
9 Complexity Base Fees + additional charges for Structural Calculation	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
10 Expedited Plan Review: Express Plan Check	1.5 times the plan check fee		1.5 times the current plan review hourly rates applied to the actual hours expended (1 hr. minimum)					
11 Expedited Plan Review: Intermediate Plan Check	1.5 times the plan check fee		1.5 times the current plan review hourly rates applied to the actual hours expended with a minimumof the regular plan review fee					
12 Expedited Plan Review: Special Handling Plan Review (includes Special Tenant Impvt & other special programs)	New		1.5 times the current plan review fee (1 hour minimum)					
13 Expedited Plan Review: Special Tenant Improvements	1.5 times the plan check fee with minimum of \$1,000		Delete Fee					
14 Factory Built Dwelling or Mobile Home installed on a permanent foundation	\$182 per hour		\$191 per hour					
15 Non-Residential	\$182 per hr - Base fee is established on average review time per product times \$182 (review time is now limited to hrs paid for after 2 hrs in the 2nd review cycle)		\$191 per hr - Base fee is established on average review time per product times \$191 (review time is now limited to hrs paid for after 2 hrs in the 2nd review cycle)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
3. Building Plan Checking								
16 Plan Review Appointment - No Show	New		\$191					
17 Plan Review services for which no other fee is specified	\$182 per hr (1/2 hr min.)		\$191 per hr (1/2 hr min.)					
18 Residential	\$182 per hr - Base fee is established on average review time per product times \$182 (review time is now limited to hrs paid for after 2 hrs in the 2nd review cycle)		\$191 per hr - Base fee is established on average review time per product times \$191 (review time is now limited to hrs paid for after 2 hrs in the 2nd review cycle)					
19 Subdivisions-Plot Review	\$182 per hr (15 minute minimum)		\$191 per hr (15 minute minimum)					
4. Compliance Reports								
1 Compliance Reports	\$534 per inspection (3 hour)		\$561 per inspection (3 hour)					
5. Document Research Fee								
1 Document Research Fee	\$36 minimum/\$72 per hour or \$53.50 minimum/\$107 per hour depending on staff level		\$38 minimum/\$76 per hour or \$57 minimum/\$114 per hour depending on staff level					
6. Electrical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					
3 Plan Check Fee	\$182 per Plan Check hour		\$191 per Plan Check hour					
4 Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
7. Industrial Tool Installation Program Annual Registration Fee								
1 Industrial Tool Installation Program	\$1,500 annual registration		Delete Fee					
8. Mechanical Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					
3 Plan Check Fee	\$182 per Plan Check hour		\$191 per Plan Check hour					
4 Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					
9. Minimum Fees								
1 Min Permit Fee	\$178.00/permit (30 min counter minimum)		\$187.00/permit (30 min counter minimum)					
2 Min Permit Processing-for services in which no permit processing fee is specified	\$107.00/per hour (\$53.50 minimum)		\$114.00/per hour (\$57.00 minimum)					
3 Min Plan Check Fee: 10 min counter review	\$30.50/permit		\$32.00/permit					
4 Min Plan Check Fee: 30 min counter review	\$91.00/permit		\$95.50/permit					
5 Min Plan Check Fee: 60 min counter review	\$182.00/hour		\$191.00/hour					

10.Plumbing Permits

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
10.Plumbing Permits								
1 Express Plan Check	1.5 times regular Plan Check Fee		No Change					
2 Non-Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					
3 Plan Check Fee	\$182 per Plan Check hour		\$191 per Plan Check hour					
4 Residential	\$178 per inspection hour required OR fixture rate		\$187 per inspection hour required OR fixture rate					
11.Record Retention/Microfilming								
1 Plan Authorization Process Fee	\$37.50 per request		\$47.75 per request					
2 Record Retention/Microfilming	10% of permit application cost with a \$15 min and \$2,000 max; except for electronic plan submissions		10% of permit application cost with a \$20 min and \$2,000 max; except for electronic plan submissions					
3 Record Retention/Microfilming: Electronic Plan Submission	5% of the permit application cost		No Change					
4 Refund Processing Fee - for withdrawal, cancellation or overpayment	\$35 (not applicable to on-line applications)		No Change					
12.Rough Framing Fee								
1 Rough Framing Fee	\$182 per hour (1/2 hour minimum)		\$191 per hour (1/2 hour minimum)					
13.Sale of Publications and Photocopies								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
13.Sale of Publications and Photocopies								
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans	\$4.50 each page		No Change					
4 Photocopies: Microfiche/Microfilm	\$3.50 for first image + \$0.25 for each additional page		No Change					
5 Photocopies: 11 x 17	\$0.25 each page		No Change					
6 Photocopies: 8 1/2 x 11	\$0.15 each page		\$0.20 each page					
7 Sale of Publications	100% of printing cost		No Change					
14.Special Inspections and Services								
1 Additional plan review required by changes, additions or revisions to approved plans	\$182 per hour (1/2 hour minimum)		\$191 per hour (1/2 hour minimum)					
2 Building, Plumbing, Mechanical and Electrical Survey Requests, including fire damage surveys	\$178 per hour (1/2 hour minimum)		\$187 per hour (1/2 hour minimum)					
3 Expedited inspection service	\$178 per hour (1/2 hour minimum)		\$187 per hour (1/2 hour minimum)					
4 Fee for work without a permit	An amount equal to the costs of the permit		No Change					
5 Inspections outside normal business hours	\$178 per hour (4 hour minimum)		\$187 per hour (4 hour minimum)					

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Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
BUILDING FEE PROGRAM - CATEGORY I								
14.Special Inspections and Services								
6 Reinspection Fee	\$178 per hour (1/2 hour minimum)		\$187 per hour (1/2 hour minimum)					
7 Replacement Permit Fee	\$198 + difference between current fees and unused previously paid fees		\$191 + difference between current fees and unused previously paid fees					
8 Services for which no fee is specifically indicated	\$178 per hour (1/2 hour minimum)		\$187 per hour (1/2 hour minimum)					
15.Temporary Certificate of Occupancy								
1 Temporary Certificate of Occupancy	\$178 for inspection services used 1/2 hr minimum		\$187 for inspection services used 1/2 hr minimum					
SUB-TOTAL BUILDING FEE PROGRAM - CATEGORY I		94.0%		28,292,429	24,000,000	25,200,000	84.8%	89.1%
CODE ENFORCEMENT PROGRAM - CATEGORY I								
1. Abandoned Cart Program								
1 Business with carts available to public (101 or more carts)	\$200 per year		No Change					
2 Business with carts available to public (26-100 carts)	\$200 per year		No Change					
Sub-total Abandoned Cart Program		100.0%		29,000	29,000	29,000	100.0%	100.0%
2. Auto Body Repair Shop Permit								
1 Auto Body Repair Shop Permit	\$215 per shop		\$217 per shop					
Sub-total Auto Body Repair Shop Permit								
3. Auto Body, Repair and Dismantler Facility Reinspection Permit								

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCEMENT PROGRAM - CATEGORY I								
3. Auto Body, Repair and Dismantler Facility Reinspection Permit								
1 Reinspection Permit Fee	\$185.50 per reinspection		\$183 per reinspection					
Sub-total Auto Body, Repair and Dismantler Facility Reinspection Permit								
4. Automobile Dismantler Permit								
1 Automobile Dismantler Permit	\$319 per year		\$322 per year					
Sub-total Automobile Dismantler Permit		100.0%		5,940	5,742	5,940	96.7%	100.0%
5. Landfill Closure and Post Closure Fees								
1 Closure and Post Closure Maintenance Plan	\$1,550 per landfill permit application		No Change					
2 Modification of Closure Maintenance Plan	\$700 per application		No Change					
3 Review of Solid Waste Facilities Application	\$500 per application		No Change					
4 Revised Solid Waste Facilities Permit Application	\$500 per application		No Change					
5 Solid Waste Facilities Permit Application	\$500 per application		No Change					
Sub-total Landfill Closure and Post Closure Fees								
6. Multiple Housing Program Permits (Triplex and Above)								
1 Multiple Housing Permit	\$33.65 per unit		\$35.10 per unit					
2 Permit Reinstatement	\$853 per building		\$891 per building					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCEMENT PROGRAM - CATEGORY I								
6. Multiple Housing Program Permits (Triplex and Above)								
3 Permit Transfer	\$37 per transfer		\$39 per transfer					
4 Reinspection Fee	\$168 per reinspection		\$175.50 per reinspection					
Sub-total Multiple Housing Program Permits (Triplex and Above)		100.0%		2,985,265	2,860,676	2,983,773	95.8%	100.0%
7. Neglected/Vacant House Registration Fee								
1 Neglected/Vacant House Registration Fee	\$398 per quarter per house		\$420 per quarter per house					
Sub-total Neglected/Vacant House Registration Fee		100.0%		5,667	5,628	5,667	99.3%	100.0%
8. Off-Sale Alcohol Enforcement Program								
1 Off-Sale Alcohol Permit	\$287 per business		\$328 per business					
2 Permit Reinstatement	\$776 per reinstatement		\$829 per reinstatement					
3 Permit Transfer	\$37 per transfer		\$39 per transfer					
4 Reinspection Fee	\$74 per reinspection		\$79 per reinspection					
Sub-total Off-Sale Alcohol Enforcement Program		99.5%		144,574	128,885	144,574	89.1%	100.0%
9. Solid Waste Enforcement Fee								
1 Solid Waste Enforcement Fee	\$0.80 per ton		\$0.87 per ton					
Sub-total Solid Waste Enforcement Fee		100.0%		3,340,373	3,070,400	3,339,060	91.9%	100.0%
SUB-TOTAL CODE ENFORCEMENT PROGRAM - CATEGORY I		100.0%		6,510,819	6,100,331	6,508,014	93.7%	100.0%

CODE ENFORCEMENT PROGRAM - CATEGORY II

1. Multiple Housing Permit Penalties and Interest

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCEMENT PROGRAM - CATEGORY II								
1. Multiple Housing Permit Penalties and Interest								
1 Permit Penalties and Interest	Fee varies by length of delinquency		No Change					
Sub-total Multiple Housing Permit Penalties and Interest						50,000	50,000	
2. Off-Sale Alcohol Enforcement Permit Penalties and Interest								
1 Permit Penalties and Interest	Fee varies by length of delinquency		No Change					
Sub-total Off-Sale Alcohol Enforcement Permit Penalties and Interest						3,600	3,600	
SUB-TOTAL CODE ENFORCEMENT PROGRAM - CATEGORY II						53,600	53,600	
GENERAL PLAN UPDATE - CATEGORY I								
1. General Plan Update Fee								
1 General Plan Update Fee	Additional 1.25% applied to Entitlement and Building Permit Fees		No Change					
SUB-TOTAL GENERAL PLAN UPDATE - CATEGORY I		100.0%		200,000	200,000	200,000	100.0%	100.0%
PLANNING FEE PROGRAM - CATEGORY I								
1. Annexations								
1 0-1 acre	\$4,065		\$4,401					
2 1-2 acres	\$6,975		\$7,560					
3 2-3 acres	\$8,755		\$9,468					
4 3-5 acres	\$10,535		\$11,376					
5 Over 5 acres	\$12,035		\$13,032					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
2. Conditional Use Permits								
1 Adjustments	\$269		\$288					
2 Adjustments - Major	\$640		\$693					
3 Conditional Use Permits	See Exhibit E (now Exhibit A)		See Revised Exhibit A					
3. Conventional Prezonings/Rezoning								
1 Conventional Prezonings/Rezoning	\$4,465 + \$1,045/acre or partial acre		\$4,835 + \$1,130/acre or partial acre					
4. Deficiency Plan Processing Fee								
1 Additional Facilities	\$2,140 for each additional facility		\$2,304 for each additional facility					
2 Base Fee	\$10,700		\$11,592					
5. Deficiency Plan Reuse Fee								
1 Reuse Fee	\$640 for 0-50,000 ft. plus \$270 for each addtl 50,000 ft.		\$684 for 0-50,000 ft. plus \$288 for each addtl 50,000 ft.					
6. Environmental Clearance								
1 Appeal	\$100		No Change					
2 EIR	See Exhibit C (now Exhibit B)		See Revised Exhibit B					
3 Exemption	\$260		\$350					
4 Exemption - Electronic	\$133		\$175					
5 Mitigation Monitoring Fee for Negative Declaration	\$405		\$525					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
6. Environmental Clearance								
6 Mixed Use General Plan Amendment	\$4,020		\$700 + \$175 per hour					
7 Negative Declaration	\$2,395		\$700 + \$175 per hour					
8 Preparation of Initial Study	\$399 + \$133/hour for any hour over 3 hours		\$525 + \$175 per hour					
7. General Plan Amendments								
1 3 acres or less	\$6,365		\$6,876					
2 Additional Charges: Expanded Urban Service Area	\$7,875		\$8,532					
3 Additional Charges: Flexible Land Use Boundary	\$6,370		\$6,912					
4 Additional Charges: General Plan Text Amendment	\$4,115		\$4,464					
5 Additional Charges: Mixed Use Designation	\$8,620		\$9,360					
6 Additional Charges: Non-Urban Hillside	\$7,875		\$8,532					
7 Additional Charges: Specific Plan Text Amendment	\$4,115		\$4,464					
8 All Others	\$11,635+\$100 per acre for first 100 acres and \$55 per acre thereafter		\$12,600+\$100 per acre for first 100 acres and \$72 per acre thereafter					
9 Combined GP&SP Text Amendments	\$4,115		\$4,464					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
7. General Plan Amendments								
10 Expansion of Urban Service Area	\$7,385		\$7.992					
11 Reprocessing fee for deferred amendments: Non-Substantive	50% of current fee		No Change					
12 Reprocessing fee for deferred amendments: Substantive	75% of current fee		No Change					
13 Urban Growth Boundary Modif: All extraordinary costs of special studies	TBD		No Change					
14 Urban Growth Boundary Modifications: Determination of minor/significant	\$4,870		\$5,274					
15 Urban Growth Boundary Modifications: Processing for minor modification	\$9,750		\$10,548					
16 Urban Growth Boundary Modifications: Significant Modifications: Comprehensive Update	\$9,750 + \$93 per acre		\$10,584 + \$108 per acre					
8. Hourly Rate for Planning Services without Designated Fee								
1 Hourly Rate for Planning Services without Designated Fee	\$133 per hour		\$144 per hour					
9. Liquor License Exception Permit Fee								

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
9. Liquor License Exception Permit Fee								
1 Liquor License Exception Permit Fee	\$1,090		\$1,188					
10. Miscellaneous Permits/Fees								
1 Administrative Permit	\$735		\$792					
2 Appeals - Applicant	\$2,060		Delete Fee					
3 Appeals - Public	\$100		Delete Fee					
4 Appeals/Protests - Applicant	New		\$2,232					
5 Appeals/Protests - Public	New		\$100					
6 Application Processing Time Extension	Additional charge - 10% of permit fee		No Change					
7 Billboard Height Alterations Agreement	\$4,580		\$4,968					
8 Community Meeting Fee	\$655		\$720					
9 Compliance Review	\$665		\$720					
10 Consultation Fee-Permit/Sign Adjust	\$133 per hour		\$144 per hour					
11 Development Agreements-Agreement	\$10,190		\$11,034					
12 Development Agreements-Amendment	\$5,150		\$5,580					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10.Miscellaneous Permits/Fees								
13	Development Agreements- Annual Monitoring	\$630		\$684				
14	Development Variance Exception	\$1,375		\$1,476				
15	Fence Variance	\$570		\$612				
16	Height, Floor and/or Area Ratio Waivers	\$2,490 + \$855 for each floor over 8		\$2,700 + \$936 for each floor over 8				
17	Historic District Designation	\$800		\$864				
18	Historic Preservation Permit Adjustment	\$170		\$180				
19	Historic Preservation Permit Amendment	\$230		\$252				
20	Historic Preservation Permit Fee	\$230		\$252				
21	Historic Property Contract Application	\$1 for each \$1,000 of assessed valuation (min. \$640 and max. of \$1,600 for single family home and \$2,675 for all other property)		\$1 for each \$1,000 of assessed valuation (min. \$684 and max. of \$1,728 for single family home and \$2,916 for all other property)				
22	Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type		No Change				
23	Monopole Review	\$2,520		\$2,736				
24	Multiple Adjustment	\$538 (2 x normal processing fee)		\$576 (2 x normal processing fee)				

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
10.Miscellaneous Permits/Fees								
25 Multiple Sign Adjustment Surcharge	\$27 (1/10 of full fee for additional signs)		\$36 (1/10 of full fee for additional signs)					
26 Notice of Non-Compliance	\$630		\$684					
27 Order to Show Cause	\$1,715		\$1,854					
28 Parking Structure Review	\$17,175		\$18,612					
29 Phased Permit	Additional charge of 50% of the permit fee for phased permit approval		No Change					
30 Reasonable Accommodation Fee	\$600		\$648					
31 Sidewalk Cafe Permit	\$445		\$468					
32 Sign Variance	\$1,455		\$1,584					
33 Street Vacation Review Fee	\$399		\$432					
34 Supplemental Review Cycle	\$931		\$1,008					
11.Outside Agency Pass-Through Charges								
1 Outside Agency Pass-Through Charges	Actual Cost		No Change					
12.Planned Development (PD) Permits								
1 Adjustments	\$269		\$290					
2 Adjustments - Major	\$640		\$695					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
12.Planned Development (PD)								
Permits								
3 Amendments-Other Than Time Extension	\$1,585		\$1,710					
4 PD Permits	See Exhibit B (now Exhibit C)		See Revised Exhibit C					
13.Planned Development (PD)								
Prezonings/Rezoning								
1 (PD) Prezonings/Rezoning	See Exhibit A (now Exhibit D)		See Revised Exhibit D					
14.Preliminary Review Fee								
1 Additional Services: Interdepartmental Project Meeting	\$532		\$576					
2 Additional Services: Meeting with Project Manager	\$133		\$144					
3 Additional Services: Preliminary Check List	\$67		\$72					
4 Additional Services: Preliminary Report	\$200		\$216					
5 Additional Services: Site Check	\$133		\$144					
6 Additional Services: Technical Report Review	\$266		\$288					
7 Comprehensive Review - Pre-Application	\$1,264		\$1,368					
8 Enhanced Preliminary Review	\$532		\$576					
9 Focused Preliminary Review	\$266		\$288					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
14.Preliminary Review Fee								
10 Focused Preliminary Review- Existing Single Family House	\$67		\$72					
15.Public Information Services								
1 Alcoholic Beverage License Verification	\$200+\$33 per 1/4 hr after 1.5 hrs		\$216+\$36 per 1/4 hr after 1.5 hrs					
2 Comprehensive Research Letter	\$532+\$33 per 1/4 hr after 4 hrs		\$576+\$36 per 1/4 hr after 1.5 hrs					
3 Dept of Motor Vehicles Verification	\$266+\$33 per 1/4 hr after 2 hrs		\$288+\$36 per 1/4 hr after 1.5 hrs					
4 General Research Requests	\$67 (minimum) per half-hour		\$72 (minimum) per half-hour					
5 Legal Non-Conforming Verification	\$732+\$33 per 1/4 hr after 5.5 hrs		\$792+\$36 per 1/4 hr after 1.5 hrs					
6 Massage Letter	\$200+\$33 per 1/4 hr after 1.5 hrs		\$216+\$36 per 1/4 hr after 1.5 hrs					
7 Reconstruction of Legal Non- Conforming Structures	\$200+\$33 per 1/4 hr after 1.5 hrs		\$216+\$36 per 1/4 hr after 1.5 hrs					
16.Public Noticing								
1 Public Noticing Fee	See Exhibit F (new Exhibit E)		See Revised Exhibit E					
17.Record Retention/Microfilming								
1 Record Retention/Microfilming	10% of permit/land use with a \$15 min and \$2,000 maximum; fee does not exist as a separate category (part of permit cost)		10% of permit/land use with a \$20 min and \$2,000 maximum; fee does not exist as a separate category (part of permit cost)					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
17.Record Retention/Microfilming								
2 Record Retention/Microfilming: Refund Processing Fee (for withdrawal, cancellation or overpayment)	\$35		No Change					
18.Sale of Publications and Photocopies								
1 Document copies on CD	Document Research Fee + \$0.50 per disk		No Change					
2 Optical image reproduction: 8 1/2 x 11	\$0.25 each page		No Change					
3 Optical image reproduction: Plans/Drawings	\$4.50 each page		No Change					
4 Photocopies: 11 x 17	\$0.25 each page		No Change					
5 Photocopies: 11 x 17 Z-fold copies	\$0.33 each page		No Change					
6 Photocopies: 8 1/2 x 11	\$0.15 each page		\$0.20 each page					
7 Photocopies: microfiche/microfilm	\$3.50 for first image plus \$0.25		No Change					
8 Sale of Publications	100% of printing cost		No Change					
19.Single Family House Permit								
1 Administrative Determination for houses listed on Historic Resources Inventory & having a floor area rotation less than or equal to 45 degrees	\$280		\$304					

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
19.Single Family House Permit								
2 All others	\$660		\$720					
3 Public Hearing - Director	\$1,710		\$1,836					
20.Site Development Permits								
1 Adjustments	\$269		\$288					
2 Adjustments - Major	\$640		\$693					
3 Site Development Permits	See Exhibit D (now Exhibit F)		See Revised Exhibit F					
21.Special Use Permit								
1 Amendment	\$890		\$972					
2 Church-Homeless Shelter	\$5		\$36					
3 Renewal	\$375		\$396					
4 SUP with Site Development Permit	\$532		\$576					
5 Special Use Permit	\$1,230		\$1,332					
22.Specific Plan Reimbursement								
1 Communications Hill	\$336 per acre		No Change					
2 Evergreen	\$1,140 per acre		No Change					
23.Street Renaming Fee								
1 5 or fewer properties	\$560		\$612					
2 6 or more properties	\$1,215 + \$17 per property		\$1,314 + \$18 per property					
24.Tentative Map								

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
24.Tentative Map								
1 Amend to Vested Subdiv. Map	\$3,855		\$4,176					
2 Certification of Compliance	\$2,140		\$2,304					
3 Combining Parcels	\$1,240		\$1,341					
4 Condominium Map	\$3,855		\$4,176					
5 Extensions	\$860		\$936					
6 Final Map/Parcel Map Review	\$266		\$288					
7 Hillside	\$950		\$1,026					
8 Lot Line Adjustment	\$1,365		\$1,476					
9 Lot Line Correction	\$555		\$612					
10 Release Covenant of Easement	\$1,730		\$1,872					
11 Reversion Acreage	\$535		\$576					
12 Subdivision	\$3,855 + \$54 per lot or unit for first 100 lots + \$18 per lot or until thereafter		\$4,176 + \$54 per lot or unit for first 100 lots + \$18 per lot or until thereafter					
13 Vested Maps	\$3,855 + \$54 per lot or unit for first 100 lots + \$18 per lot or until thereafter		\$4,176 + \$54 per lot or unit for first 100 lots + \$18 per lot or until thereafter					
14 Vestment	\$950		\$1,026					

25. Tree Removal Permit

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current Fee	Proposed Fee	Current Fee	Proposed Fee
PLANNING FEE PROGRAM - CATEGORY I								
25.Tree Removal Permit								
1 Dead Tree - All others requires permit adjustment	\$280		\$304					
2 Dead Tree - Single Family or Two-Family Lots (Administrative)	\$0		No Change					
3 Existing Single Family Development	\$0 + noticing fees		No Change					
4 Heritage Tree Surcharge (City or County)	\$1,095 + noticing fees		\$1,188 + noticing fees					
5 Included with Development Permit	\$0 + noticing fees		No Change					
6 Stand Alone Tree Removal Permit	\$1,095 + noticing fees		\$1,188 + noticing fees					
26.Williamson Act								
1 Alternate Use Amendment	\$975		\$1,062					
2 Application	\$1,760		\$1,908					
3 Cancellation	\$9,120		\$9,864					
4 Extension	\$815		\$882					
SUB-TOTAL PLANNING FEE PROGRAM - CATEGORY I		95.4%		6,264,000	5,800,000	6,264,000	92.6%	100.0%

DEPARTMENTAL FEES AND CHARGES

PLANNING, BUILDING & CODE ENFORCEMENT

Service	2006-2007 Adopted Fee	2006-2007 % Cost Recovery	2007-2008 Proposed Fee	2007-2008 Estimated Cost	2007-2008 Estimated Revenue		2007-2008 % Cost Recovery	
					Current	Proposed	Current	Proposed
					Fee	Fee	Fee	Fee
TOTAL DEPARTMENT - GENERAL FUND				41,267,248	36,153,931	38,225,614	87.6%	92.6%
TOTAL DEPARTMENT - Category I				41,267,248	36,100,331	38,172,014	87.5%	92.5%
TOTAL DEPARTMENT - Category II					53,600	53,600		
TOTAL DEPARTMENT				41,267,248	36,153,931	38,225,614	87.6%	92.6%

CONDITIONAL USE PERMIT FEE SCHEDULE

The following application fees shall be charged as set forth in Tables C and D. Table D shall be used in determining the fee for permits and for permit amendments for existing buildings which do r improvements or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table C shall be used in calculating the fee for new construction and for improvements an building.

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
TABLE A				
Conditional Use Permit (CUP)	\$1,945		\$2,100	
Conditional Use Permit - Renew	\$1,945		\$2,100	
Amendment to a Conditional Use Permit	\$1,945		\$2,100	
CUP with No New Construction	Reduce fee (CUP) calculation by 50%		No Change	
TABLE B				
(Square Footage Charge)				
0 to 1,999 square feet	\$1,945 + \$1.03 per square foot	\$1,945 - \$4,000	\$2,909 + \$1.12 per square foot	\$2,090 -
5%+ Slope or within 100' of stream bed	\$1,230		\$1,332	
2,000 to 9,999 square feet	\$4,000 for first 2,000 square feet + \$0.50 for each additional square foot	\$4,000 - \$8,150	\$4,350 for first 2,000 square feet + \$0.54 for each additional square foot	\$4,350 -
5%+ Slope or within 100' of stream bed	\$2,445		\$2,645	
10,000 to 49,999 square feet	\$8,150 for first 10,000 square feet + \$0.26 for each additional square foot	\$8,150 - \$18,645	\$8,880 for first 10,000 square feet + \$0.28 for each additional square foot	\$8,800 -
5%+ Slope or within 100' of stream bed	\$3,675		\$3,980	
50,000 to 99,999 square feet	\$18,645 for first 50,000 square feet + \$0.22 for each additional square foot	\$18,645 - \$29,695	\$20,135 for first 50,000 square feet + \$0.24 for each additional square foot	\$20,135 -
5%+ Slope or within 100' of stream bed	\$4,470		\$4,840	
100,000 square feet and over	\$29,695 for first 100,000 square feet + \$0.11 for each additional square foot	\$29,695 - No Maximum	\$32,070 for first 100,000 square feet + \$0.12 for each additional square foot	\$32,070 -
5%+ Slope or within 100' of stream bed	\$5,915		\$6,400	
ADDITIONAL CHARGES				
Outdoor Use*	\$7,675 maximum		\$8,290 maximum	
Drive-Through Use	\$2,830		\$3,065	
Midnight to 6 a.m. Operation	\$2,830		\$3,065	
Hazardous Waste Facility Subject to Tanner Legislation**	\$11,075		\$11,990	
Mobilehome Site Conversion	\$6,140		\$6,630	
Conversion to Condominiums	\$8,838 + \$175 per unit		\$9,545 + \$190 per unit	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990

**ENVIRONMENTAL IMPACT REPORT
FEE SCHEDULE**

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
RESIDENTIAL				
All Projects	No Change		\$175 per hour for environmental services w/o designated fee	
EIR Preliminary Review Fee	\$1,365		Base fee established on average review time per product times \$175 + \$175 per hour	
Reuse of a Certified EIR				
a. For projects exempt under Title 21 SJMC and conforming rezonings	\$375		Base fee established on average review time per product times \$175 + \$175 per hour	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	\$2,395		Base fee established on average review time per product times \$175 + \$175 per hour	
Mitigation Monitoring Fee	\$2,035		\$2,200	
ADDITIONAL CHARGES				
FOR REVIEW OF AN EIR APPLICATION WHICH WAS FILED IN CONJUNCTION WITH THE FOLLOWING:				
a. Mixed-Use General Plan Amendment	\$8,780		Delete Fee	
b. Development Permit for a Hazardous Waste Treatment, Storage or Disposal Facility (Health & Safety Code 25200.2 (b) Tanner Bill)	\$8,780		Delete Fee	
c. Hazardous Waste Disposal Site General Plan Amendment (Tanner Bill)	\$8,780		Delete Fee	
d. Development Permit for a Landfill Facility	\$6,555	-	Delete Fee	
e. Candidate Solid Waste Disposal Site General Plan Amendment	\$6,555	-	Delete Fee	
f. Development Permit for a Site in a Geologic Hazards Zone	\$3,325	-	Delete Fee	
g. Urban Service Area Expansion General Plan Amendment	\$2,175	-	Delete Fee	
h. Modification to Urban Growth Boundary	\$2,175	-	Delete Fee	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE**

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
RESIDENTIAL				
Up to 2 dwellings	\$1,665		\$1,800	
5%+ Slope or within 100' of stream bed	\$1,245		\$1,345	
3 to 25 dwellings	\$1,810+\$124 per dwelling unit	\$2,181 - \$4,901	\$1,955+\$134 per dwelling unit	\$2,357 - \$
5%+ Slope or within 100' of stream bed	\$2,475		\$2,680	
26 to 100 dwellings	\$3,640+\$58 per dwelling unit	\$5,148 - \$8,775	\$3,930+\$60 per dwelling unit	\$5,490 - \$
5%+ Slope or within 100' of stream bed	\$3,725		\$4,030	
101 to 500 dwellings	\$5,600+\$40 per dwelling unit	\$9,618 - \$25,488	\$6,050+\$43 per dwelling unit	\$10,393 -
5%+ Slope or within 100' of stream bed	\$4,845		\$5,245	
Over 500 dwellings	\$9,805+\$31 per dwelling unit	\$25,423 - No Maximum	\$10,585+\$34 per dwelling unit	\$27,585 -
5%+ Slope or within 100' of stream bed	\$6,175		\$6,690	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$1,665		\$1,800	
5%+ Slope or within 100' of stream bed	\$845		\$915	
2,000 to 9,999 square feet	\$1,680 for first 2,000 square feet + \$0.23 for each additional square foot	\$1,680 - \$3,530	\$1,815 for first 2,000 square feet + \$0.25 for each additional square foot	\$1,815 - \$
5%+ Slope or within 100' of stream bed	\$1,750		\$1,895	
10,000 to 49,999 square feet	\$3,530 for first 10,000 square feet + \$0.15 for each additional square foot	\$3,530 - \$9,690	\$3,815 for first 10,000 square feet + \$0.17 for each additional square foot	\$3,815 - \$
5%+ Slope or within 100' of stream bed	\$3,005		\$3,255	
50,000 to 99,999 square feet	\$9,690 for first 50,000 square feet + \$0.11 for each additional square foot	\$9,690 - \$15,085	\$10,000 for first 50,000 square feet + \$0.12 for each additional square foot	\$10,000 -
5%+ Slope or within 100' of stream bed	\$3,285		\$3,560	
100,000 square feet and over	\$15,085 for first 100,000 square feet + \$0.06 for each additional square foot	\$15,085 - No Maximum	\$16,285 for first 100,000 square feet + \$0.07 for each additional square foot	\$16,285 -
5%+ Slope or within 100' of stream bed	\$4,710		\$5,100	
ADDITIONAL CHARGES				
Outdoor Use*	\$7,675 Maximum		\$8,290 Maximum	
Drive-Through Use	\$2,830		\$3,065	
Midnight - 6 a.m. Operation	\$2,830		\$3,065	
Mobilehome Conversion	\$3,615		\$3,920	
Hazardous Waste Facility Subject to Tanner Legislation**	\$11,075		\$11,990	
Conversion to Condominiums	\$8,840 + \$175 per unit		\$9,545 + \$190 per unit	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990

**PLANNED DEVELOPMENT PREZONING
AND REZONING PERMIT FEE SCHEDULE**

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
RESIDENTIAL				
Minimum Fee	\$4,225		\$4,575	
5%+ Slope or within 100' of stream bed	\$1,740		\$1,884	
3 to 25 dwellings	\$4,370+\$154 per dwelling unit	\$4,832 - \$8,218	\$4,720+\$166 per dwelling unit	\$5,218 - \$
5%+ Slope or within 100' of stream bed	\$3,275		\$3,545	
26 to 100 dwellings	\$6,100+\$86 per dwelling unit	\$8,344 - \$14,732	\$6,585+\$93 per dwelling unit	\$9,003 - \$
5%+ Slope or within 100' of stream bed	\$4,105		\$4,445	
101 to 500 dwellings	\$9,485+\$54 per dwelling unit	\$14,939 - \$36,525	\$10,245+\$58 per dwelling unit	\$16,103 - \$
5%+ Slope or within 100' of stream bed	\$5,740		\$6,195	
Over 500 dwellings	\$15,100+\$44 per dwelling unit	\$36,983 - No Maximum	\$16,310+\$48 per dwelling unit	\$40,358 - \$
5%+ Slope or within 100' of stream bed	\$6,560		\$7,100	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$4,225		\$4,575	
5%+ Slope or within 100' of stream bed	\$1,240		\$1,340	
2,000 to 9,999 square feet	\$4,265 for first 2,000 square feet + \$0.33 for each additional square foot	\$4,265 - \$6,900	\$4,600 for first 2,000 square feet + \$0.36 for each additional square foot	\$4,600 - \$
5%+ Slope or within 100' of stream bed	\$2,470		\$2,675	
10,000 to 49,999 square feet	\$6,900 for first 10,000 square feet + \$0.21 for each additional square foot	\$6,900 - \$15,250	\$7,450 for first 10,000 square feet + \$0.23 for each additional square foot	\$7,450 - \$
5%+ Slope or within 100' of stream bed	\$3,730		\$4,035	
50,000 to 99,999 square feet	\$15,250 for first 50,000 square feet + \$0.13 for each additional square foot	\$15,250 - \$21,965	\$16,470 for first 50,000 square feet + \$0.14 for each additional square foot	\$16,470 - \$
5%+ Slope or within 100' of stream bed	\$4,505		\$4,880	
100,000 square feet and over	\$21,955 for first 100,000 square feet + \$0.06 for each additional square foot	\$21,955 - No Maximum	\$23,700 for first 100,000 square feet + \$0.07 for each additional square foot	\$23,700 - \$
5%+ Slope or within 100' of stream bed	\$5,740		\$6,215	
ADDITIONAL CHARGES				
Outdoor Use	\$7,675 Maximum		\$8,290 Maximum	
Hazardous Waste Facility Subject to Tanner Legislation	\$11,075		\$12,000	
Conversion to Condominiums	\$8,840 + \$175 per unit		\$9,545 + \$190 per unit	

**PUBLIC NOTICING
FEE SCHEDULE**

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost in [brackets] is paid prior to mailing.

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
Public Noticing	\$152 plus \$.86/notice over 100	\$152 - No Maximum	\$164 + \$0.93/notice over 100	\$164 - No
300 ft. Radius Noticing	\$110.00	\$410 - No Maximum	\$114.00	
General Plan Noticing (1,000 ft. radius)	\$410 plus \$0.86/notice over 400	\$80 - No Maximum	\$445 + \$0.93/notice over 400	\$445 - No
Post Card Noticing (add'l for large or controversial projects)	\$800 plus \$0.64/notice over 100		\$875 + \$0.70/notice over 100	\$875 - No
EIR Notice of Preparation (up to 5 sheets)	\$739 plus \$1.75/notice over 400		\$800 + \$1.75/notice over 400	\$800 - No
Newspaper Noticing	Current advertising rate for newspaper used for noticing		No Change	

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do n improvements, or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements buildings.

DESCRIPTION	2006 - 2007 FEE		PROPOSED 2007 - 2	
	FEE	FEE RANGE	FEE	
TABLE A				
Site Development Permit	\$1,520		\$1,645	
Security Trailer Permit (SJMC 6.46.080)	\$1,520 - 2 year		\$1,645 - 2 year	
Amendment to a Site Develop-ment Permit	\$1,520		\$1,645	
TABLE B (Square Footage Charge)				
0 to 1,999 square feet	\$1,520 + \$1.01 per square foot	\$1,520 - \$3,545	\$1,640 + \$1.09 per square foot	\$1,640 - \$
5%+ Slope or within 100' of stream bed	\$1,300		\$1,400	
2,000 to 9,999 square feet	\$3,545 for first 2,000 square feet + \$0.45 for each additional square foot	\$3,545 - \$7,170	\$3,825 for first 2,000 square feet + \$0.49 for each additional square foot	\$3,825 - \$
5%+ Slope or within 100' of stream bed	\$2,585		\$2,800	
10,000 to 49,999 square feet	\$7,170 for first 10,000 square feet + \$0.24 for each additional square foot	\$7,170 - \$16,910	\$7,745 for first 10,000 square feet + \$0.26 for each additional square foot	\$7,745 - \$
5%+ Slope or within 100' of stream bed	\$3,885		\$4,200	
50,000 to 99,999 square feet	\$16,910 for first 50,000 square feet + \$0.19 for each additional square foot	\$16,910 - \$26,230	\$18,260 for first 50,000 square feet + \$0.21 for each additional square foot	\$18,260 -
5%+ Slope or within 100' of stream bed	\$4,715		\$5,100	
100,000 square feet and over	\$26,230 for first 100,000 square feet + \$0.10 for each additional square foot	\$26,230 - No Maximum	\$28,800 for first 100,000 square feet + \$0.11 for each additional square foot	\$28,800 -
5%+ Slope or within 100' of stream bed	\$5,580		\$6,045	
ADDITIONAL CHARGES				
Outdoor Use*	\$7,675 - Maximum		\$8,290 - Maximum	
Hazardous Waste Facility Subject to Tanner Legislation**	\$11,075		\$11,990	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990